

City of *Elgin*

P.O. Box 128
Elgin, Oregon 97827
180 N. 8th
voice/fax 541 437-2253

July 15, 2002

Bruce Cartmel, Regional Manager
1917 Jackson
La Grande, OR 97827

Dear Mr. Cartmel,

The City Council is considering a special improvement district on Hemlock (Pumpkin Ridge Road) fronting the south side of Boise Cascade tax lot 1N 38E 15 #400. The improvement district will be for the purpose of surfacing the road with chip-seal. The project is proposed to be done this summer and consists of placing three layers of asphalt emulsion and gravel "chips" laid over the street, a width of 22 feet.

The Union County road department has estimated the cost to be \$14,000. This project, if it proceeds, will be in cooperation with Union County Solid Waste District. It is proposed to have the County pay 1/3, the City pay 1/3 and the benefitted property owners pay the remaining 1/3 (\$4,667).

The City originally proposed that only the residential owners along the south side of the road share the cost of 1/3 of the improvements at a rate of \$2.50 per frontage foot. At the Council meeting July 9, the property owners requested that Boise Cascade Corporation be approached to share a portion of the cost as well.

The Mayor has approached Jared Rogers in this regard, who requested that the City contact you. The City ordinance provides for assessments for special improvements on those properties "specially benefitted thereby". In discussions on the matter, it was noted that Boise Cascade Corporation, as an adjacent property owner and user of the road, may be "specially benefitted" by this improvement. With assessments shared on the basis of frontage, the portion of the cost assessed to BCC would be approximately \$2,333 (1/6th the total cost), since BCC is owner of the entire north side frontage.

As a majority owner of frontage, Boise Cascade Corporation may decline to participate in this project. At this time the remaining property owners have not agreed to a method or amount of assessments that they are willing to support. Participation by BCC will have a positive impact on moving this project forward.

If you are willing to support this project please advise me as soon as possible. Union County Public Works needs a commitment from the City soon, so this work can be done in August.

I have included a tax lot map of the area in question for your reference.

Sincerely,
Joe Garlitz, Recorder/Administrator

Boise Building Solutions
Northeast Oregon Region
1917 Jackson Avenue
La Grande, OR 97850

BOISE

July 18, 2002

Joe Garlitz, City Administrator
City of Elgin
PO Box 128
Elgin, OR 97827

Dear Mr. Garlitz,

I have received and read your letter of July 15 requesting Boise Cascade Corporation to participate, via cost sharing, in a road surfacing project on the Pumpkin Ridge Road.

We understand that residents along the Pumpkin Ridge Road are concerned about road dust. Certainly their interests would best be served by hard-surfacing that road. In the spirit of cooperation and community enhancement, we are prepared to contribute to the project cost per your request (a total cost to Boise of approximately \$2,333).

We would also point out the following circumstances that we hope the City would recognize in this instance:

- We have been told that some or all of the homes immediately to the south of the Pumpkin Ridge Road and east of the city transfer station were built, over the years, on property not zoned for residential use. The discomfort of these residents with dust from the road traffic, understandable though it may be, is in part attributable to a decision to build homes in an area not entirely ready for that use.
- It is not apparent to us that Boise, as an owner of road frontage, will be "specially benefited" from the road surfacing project. Our traffic flows almost exclusively northwesterly on Hemlock Street toward our plant from the junction of Hemlock and Pumpkin Ridge Roads (for the sake of this illustration, I have assumed road names as follows: "Hemlock" for the west-northwesterly road running from Highway 82 to 21st Street near our plant; and "Pumpkin Ridge Road" for the road flowing from Hemlock west to the ridge). The road project proposed, as we understand it, will surface the roadway to the west of the junction (the Pumpkin Ridge Road), toward the city transfer station. In fact, we have already hard-surfaced nearly all of the private roadway (Hemlock Street and 21st) used in the course of our business.

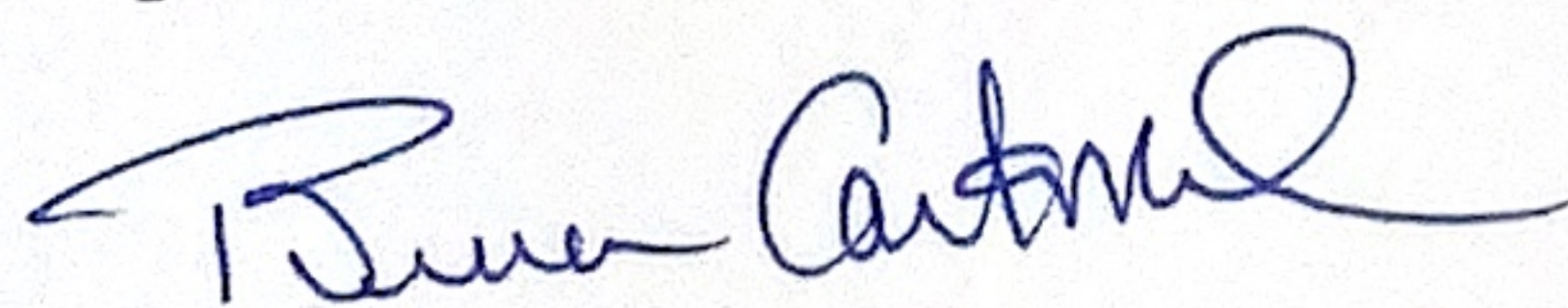
Joe Garlitz
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I raise these points simply to illustrate that our decision to participate is made in the spirit of community support, not out of a sense of obligation as a source of the problem. In any event, we agree that a hard-surface is appropriate for the portion of the Pumpkin Ridge Road of interest at this time. We're willing to assist in the project as you have requested, and appreciate the willingness of the City and County to allocate funds to the project.

Our agreement is conditioned on the understanding that the road surfacing project will include only publicly-owned roadway on the Pumpkin Ridge Road, and not any portion of Boise's private roadway.

Please let us know how best to make payment to the project if and when a decision is made to proceed. You may do that by contacting our Controller, Greg Howard, in La Grande when you are ready for payment.

Sincerely,



Bruce Cartmel
Region Manager

cc: Jared Rogers, Bonnie Gibbs, Greg Howard